

Massachusetts Sustainable Design Roundtable
Capital vs. Operating Costs Subcommittee
Meeting # 1 – 2/9/05 – HMFH – Minutes

Attending:

Mike McAteer, NGRID

Joe Naughton, RF Walsh

Laura Wernick, HMFH Architects

John DiModica, DCAM

\$ dedicated for energy efficiency (EE) investments could/should be considered as a separate line-item in project budgets

Need a clear understanding of the public project budgeting process – for capital expenses AND for operations, utilities, & maintenance costs – for DCAM & other public projects. This process/es need to be modeled to see where the best intervention points could be.

Standards for sustainable design (SD) are a bit amorphous and change with the project type, applicable technologies, etc – therefore difficult to set standards for how to provide the proper incentives and (additional) \$ for SD/EE.

\$ for feasibility study and design phase SD/EE work is typically not there in the capital allocation to pay designers enough \$ to accomplish the design required.

Can a set-aside pool of \$ be established for design \$ necessary to execute SD/EE concepts in the feasibility study?

Can a concept of including the \$ for utilities and O&M that will be required for a reasonable lifespan (15-30 years?) for building systems be developed to enable a life cycle cost analysis (LCA) be done in a way that those costs are truly integrated with the capital appropriation?

Is there a consistent methodology that designers and MEPs should use for doing LCA?
Could a standard be developed for what is expected in LCA?

Could an incentive be developed to encourage designers to spend more \$ in design to accomplish better design & therefore, better performance?

Better definition of the cost & savings stream assoc. w/ building systems needs to be developed.

Could incentives be developed to pay the incremental design and/or construction costs needed to accomplish good SD/EE design & construction?

How do we ultimately integrate the capital and utility/O&M costs?

Is there a set of metrics to measure the performance of a “better performing” building? Is so, how might a system be devised to come up with the \$ for the better performing project?

There may be good models/examples out there – among them are:

CA Sustainable Building Taskforce (Exec. Order D1600; 2001) – which led to the pub.: “Building Better Buildings: A Blueprint for Sustainable State Facilities”